

**MINUTES OF A REGULAR MEETING OF THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
OCTOBER 3, 2012**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Josh Gunselman took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Brad Schnarr, Vice Chairman	-Present	Bob Cook	-Present
Josh Gunselman, Secretary	-Present	Darla Blazey, Bldg. Comm./Zoning Administrator	-Present
		Renee Kabrick, City Attorney	-Absent

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the September 5, 2012, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of BRAVE, LLC for a variance from Section 16.03.060 (Limitation on Signs).

Dave Buehler, President of BRAVE, LLC, was present to request a variance to erect a second monument sign at 301 and 307 Newton Street. According to Mr. Buehler, the property was recently purchased, and it is intended that BRAVE, LLC, d/b/a Save-a-Lot Food Stores, will move its headquarters from the Sixth Street location to the Newton Street site.

Some pictures were displayed showing the size and location of the current monument sign and the proposed one. Mr. Buehler said he is requesting a second sign due to the fact that the current sign cannot be seen by vehicles traveling on 3rd Street, the south end of the property. The current sign measures approximately 40 square feet. The proposed sign would measure 23 square feet and be erected at the corner of 3rd and Newton Streets. Both signs would read, "Buehler's, Inc. Save-a-Lot Food Stores."

Some discussion followed. With no remonstrators present, Vice President Schnarr made a motion to close the public hearing. Josh Gunselman seconded it. Motion carried 5-0.

Schedule Special Meeting for Height Variance

Dave Bromm inquired at the Planning and Zoning Department to request a special meeting be held for a height variance on a garage he plans to construct. The variance request was presented too late to meet the deadline for the October Regular meeting. Mr. Bromm explained he would like to build the garage as soon as possible due to weather restrictions and would like to meet with the Board before the November regular meeting. After some discussion, the Board agreed to schedule a Special meeting for Tuesday, October 16, 2012 at 8:00a.m. in the City Hall Council Chambers.

Sign Ordinance Review

Building Commissioner, Darla Blazey asked if the Board had any questions or comments to share with the Plan Commission regarding the proposed sign ordinance. A copy was presented to the members last month to review and share any changes they would like to see made.

Randy Mehringer noted a few areas that he would like addressed. Ms. Blazey noted the comments and said she would forward the information to the Plan Commission. Some of the areas Mr. Mehringer shared concerns were regarding illuminated signs, advertising signs 10 feet from the right-of-way and the photo of the 35' x 35' triangle regarding site clearance on corner lots.

Vice Chairman Schnarr wanted to clarify the section regarding outside advertising signs. According to the regulations stated in the proposed ordinance, any billboard/outdoor advertising sign in a B-3 or I-2 would need approval of a special exception by the Board of Zoning Appeals. Ms. Blazey assured Schnarr and the other Board members that yes, the new ordinance would require a special exception request through the Board of Zoning Appeals in conjunction to complying with all the other requirements in said section.

With no further discussion, Bob Cook made a motion to adjourn the meeting, seconded by Randy Mehringer. Motion carried 5-0, and the meeting was adjourned at 7:00 p.m.

Jerry Uebelhor, Chairman

Josh Gunselman, Secretary

Kathy M. Pfister, Recording Secretary